County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 13, 2005

Cathy Craswell, Deputy Director
Department of Housing & Community Development
1800 Third Street, Room 430
Sacramento, CA 94252-2050

Dear Ms. Craswell:

Subject: Workforce Housing Program - Annual Progress Report

In accordance with the Workforce Housing (WFH) Program threshold requirement for participation in the 2005 WFH Program, the County of Fresno is submitting the enclosed progress report for the period July 1, 2004 to June 30, 2005.

Thank you for your consideration of this material. If you have any questions, please contact Andrew Haussler, Grants Administrator at (559) 262-4292.

Sincerely,

Gigi Gibbs, Manager
Community Development Division

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December 8, 2005

Enclosures

COMMUNITY DEVELOPMENT DIVISION
2220 Tulare Street, Eighth Floor / Fresno, California 93721 / Phone (559) 262-4292 / FAX (559) 488-3940
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ATTACHMENT D
WFH Annual Progress Report
On Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: County of Fresno

Address: 2220 Tulare Street, 6th Floor, Fresno, CA, 93721

Contact: Andrew Haussler Title: Grants Administrator

Phone: 559-262-4292

Report Period: July 2004 To: June 2005

A. Progress in Meeting Regional Housing Need:

1. **Total Number of new housing permits issued:**

   During the reporting period a total of 598 new housing permits were issued.

2. **Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units:**

   Out of the 598 permits issued, 17 were for low and 6 were for very-low income families and had deed restrictions. This equates to 57 rooms being permitted for low-income use and 19 rooms being permitted for very low-income use.

3. **Compare units added to regional housing need allocation by income category:**

   The regional housing need allocation provides for 31 low-income units and 57 very low-income units constructed per year. Through June 2005, the County of Fresno has met 54.8% of its goal in the low-income category, and 10.5% of its goal in the very low-income category. Overall the County met its affordable housing allocation goal by 26.1% through June of 2005.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives:

1. **Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program:**

   There are 23 total implementation programs outlined in Attachment A.

2. **Assess effectiveness of actions and outcomes:**

   Please See Attachment A.

C. Progress toward mitigating governmental constraints identified in the housing element:

The Housing Element of the General Plan does not identify any governmental constraints in regards to housing development. Attachment "B" contains an excerpt from the County's General Plan regarding governmental constraints.

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December 8, 2005

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-A.A	The County shall continue to monitor State Department of Housing and Community Development's web page for Notice of Funding Ability (NOFA) and where appropriate prepare or support application for funding of such programs as Cal Home, Joe Serna Farmworker Housing, and Multi-Family Housing.	Monitor web page: Ongoing on weekly basis. Applications: Annually based on applicable funding availability and funding deadlines established in the NOFA.	**Ongoing** – Applied for and was awarded $500,000 in State HCD 2000 CalHome Program funds. Grant Program was completed on October 1, 2004. Applied for and was awarded $500,000 in State HCD 2003 CalHome funds. The 2003 Program is currently underway. Applied for and was awarded $500,000 in State HCD 2004 CalHome funds. The 2004 Program is currently underway In June of 2003, the County was awarded $1 million Joe Serna, Jr. Farmworker housing Grant funds.	2000 CalHome Program – Provided assistance to 7 families through June 30, 2003. Also provided Rehabilitation Assistance to 5 families through June 30, 2004. A total of 21 families have been assisted with Mortgage Assistance or Rehabilitation Assistance at the close of the grant on October 1, 2004. JSFWHG Program is currently underway. To date a total of 4 households have been assisted with JSFWHG funds.
H-A.E	The County shall continue to work closely with the Housing Authorities of the City and County of Fresno and other responsible agencies and non-profits in responding to HUD's Super Notice of Funding Availability (Super NOFA) for HUD's Discretionary Grant Programs such as the Rural Housing and Economic Development Program to encourage construction of affordable housing in the unincorporated areas of Fresno County. This will be accomplished through monthly communication between the respective staffs to closely coordinate the various programs to best utilize the grant opportunities available to each agency and to collaborate on projects whenever feasible. The regular communications will enable applications to be considered with sufficient time prior to application deadlines.	Ongoing on a monthly basis	**Ongoing** – The County continues to support applications for development of affordable housing. The Community Development Division continues to provide support to the Housing Authorities for their application to HUD for additional Housing Choice Vouchers. Community Development's Affordable Housing Programs have also partnered with Self-Help Enterprises to provide funds to construct 48 affordable multi-family units in Del Rey (construction completed). Additionally, the Affordable Housing Programs are also working with the Housing Assistance Council to provide funds to construct 76 affordable multi-family units in Clovis (construction completed) and 81 affordable multi-family units in Kerman (under construction).	Affordable Housing Programs is providing HOME grant Community Housing Development Organization (CHDO) loan funds to Self-Help Enterprises for 48 multi-family units in Del Rey (being developed) and 32 single-family homes in Reedley (construction completed). The County continues to work with nonprofit groups such as Central Valley Coalition for Affordable Housing (CVCAH) and Housing Assistant Corporation (HAC) for the development of affordable housing. CVCAH has constructed a 76-unit multi-family complex in Clovis. HAC is constructing of a 81-unit senior complex in Kerman.

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-A.F	The County shall continue to cooperate with and partner with agencies and partnerships whose mission is to provide construction of lower cost housing through accessing federal funding such as the USDA Rural Development's Single-family and Multi-Family Housing Grants (Section 514/516 Farm Labor Housing Loan and Grant programs and Section 538 Rural Rental Housing Guaranteed Loan Program). This will be accomplished through monthly communication between the respective staffs to closely coordinate the various programs to best utilize the grant opportunities available to each agency and collaborate on projects whenever feasible. The regular communications will enable applications to be considered with sufficient time prior to application deadlines.	Ongoing on a monthly basis	**Ongoing** -- Applied to USDA Rural Development and received $92,197 in 2000 Housing Preservation Grant funds. Program completed October 1, 2004. Applied to USDA Rural Development and received 100,000 in 2003 Housing Preservation Grant funds. Applied to USDA Rural Development and received 87,000 in 2005 Housing Preservation Grant funds.	2000 HPG Program - Provided Rehabilitation Assistance to 5 families through the completion of the program on October 1, 2004.
H-A.G	The County shall continue to operate its HOME program to facilitate the development of affordable housing through partnerships with Community Housing Development Organizations (CHDO), such as Self Help Enterprises and Housing Assistance Corporation (HAC), or non-profits such as the National Farmworker Service Center (NFWSC).	Ongoing	**Ongoing** – The County continues to market and implement the federal HOME Investment Partnerships Program (HOME) in partnership with Self-Help Enterprises (Del Rey/48 units), Central Valley Coalition for Affordable Housing (Clovis/76 units), Housing Assistance Corporation (Kerman/81 units). Affordable housing development projects are funded on a first come first served basis as funding allows.	HOME funds awarded to SHE for 48 units in Del Rey (completed), to CVCAH for 76 units in Clovis (completed), and to HAC for 81units in Kerman (under construction). Pending the availability of HOME funds, the County plans to assist one additional affordable housing project –44 units in Biola.
H-A.J	The County shall develop a program to track new construction activity to enable more effective analysis of the new construction by location and affordability.	FY 02-03	The Community Development's Affordable Housing Programs are tracking affordable housing units constructed through its programs and partners. The Development Services Division is tracking all permits.	Community Development's Affordable Housing Programs have developed a database to track affordable housing units constructed through its programs and partners. In the program year 2004-2005, 23 units were completed. Development Services is tracking all permits.
H-B.A	The County shall implement this Housing Element as its long-term housing strategy for Fresno County.	Ongoing	In progress-The Housing Element is being implemented through existing and new programs, including additional funding received from State CalHome and USDA Housing Preservation Grant awards. The County continues to assist low-income families with the purchase or rehabilitation of their homes.	On-going. Additional grant funds received from the State HCD include State Farmworker Housing Grant Funds ($1,000,000), USDA HPG Grant Funds ($187,000), CalHome 2003 ($500,000), and CalHome 2004 ($500,000).

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-D.A	The County shall evaluate new job-generating projects (commercial and industrial) to assure that the location is in reasonable proximity to housing to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.	Ongoing	Being implemented by Community Development by providing in-kind technical assistance to local non-profits to apply for and operate HUD Rural Housing and Economic Development (RHED) Grant Programs.	Work ongoing. Two RHED have been awarded with the assistance of Fresno County, the Biola project will provide training and affordable housing and the Del Rey project will increase the industrial sewer capacity so industry can expand and provide jobs.
H-D.B	The County shall evaluate proposals for designation of land for residential development to assure that there are adequate job opportunities in close proximity or adequate public transit access to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.	Ongoing	Housing proposals are evaluated based on long-term sustainability, proximity to job opportunities, access to public transportation and adequate infrastructure.	Current Housing projects utilizing HOME funds are in the City of Clovis and the unincorporated communities of Del Rey and Biola. Each of the locations has the infrastructure and economy to support the housing development proposed.
H-E.E	The County shall continue to actively market its successful housing rehabilitation programs that provide low interest deferred loan funds to meet special needs such as ADA retrofitting requirements and features to accommodate the elderly.	Ongoing	**Ongoing** – The Housing Assistance Rehabilitation Program (HARP) is marketed to all unincorporated area residents, including at specific venues throughout the year to outreach to the disabled and the elderly. During the past year, 18 homes were rehabilitated for elderly residents, which typically included special features. Housing Rehabilitation Specialists continue to meet with community groups, including senior citizen and handicapped residents, and rehabilitation work is designed to accommodate the specific needs of the residents.	During the past year, 9 homes were rehabilitated for the elderly.
H-E.G	The County shall continue to set aside revenues from the Community Redevelopment Agency Friant Project Area in the low and moderate income housing fund as required by the State redevelopment law and direct the use of funds as prescribed in the adopted implementation plan. Fund accrual for the seven-year period (2000 to 2007) is estimated to be $60,000.	Ongoing; fund accrual, with accrued funds utilized in 2003 pursuant to adopted plan.	A housing survey was conducted in the spring of 2004 to evaluate the housing stock and need for rehabilitation.	The housing survey compiled information on 251 units and found that 10% of them needed rehabilitation. This information will allow for informed decisions and appropriate use of funds. The Friant Redevelopment Plan was also updated this year.

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-F.A	The County will continue to actively promote its Affordable Housing Programs that provide housing rehabilitation and development for farmworker families in rural communities. The County promotes these programs through monthly marketing in farmworker neighborhoods and communities, through personal, door to door visits, directed mailings, and community meetings.	Marketing work: Ongoing on a monthly basis. Milestones based on annual objective.	**Ongoing** – The Housing Assistance Rehabilitation Program (HARP) continues to be marketed to farmworker families, primarily through community meetings and field marketing.. The Community Development Division continues to partner with agencies to develop housing that is designated for or is attractive to farmworker families, including a 76-unit project in Clovis, a 48-unit project in Del Rey and a 32-unit project for Malaga farmworker families. Additionally, 8 farmworker families received down payment assistance loans to purchase a home during the previous program year.	Completed occupancy of all 32 HOME assisted units for the Casas San Miguel project and all 32 HOME assisted units for the Reedley New Horizons project. County received Technical Assistance HOME grant from HUD to develop a farmworker housing strategy on the West Side.
H-F.B	The County will continue to support and encourage other agencies, such as Fresno County Housing Authority, in the application for State HCD funding as well as USDA Farm Labor Housing Loan (514) or Grant (516) funds, and other funds that may become available for farmworker housing. The County supports and encourages these agencies in their efforts through providing staff support in the application process, collaborating on marketing efforts to outreach to farmworker families, and by adopting and sending resolutions and letters of support for these agencies' efforts.	Ongoing/Continuous with at least monthly communications	**Ongoing** – The Community Development Division continues to support and encourage the Housing Authority and other agencies such as the National Farmworkers Service Center and Self Help Enterprises to develop affordable housing for farmworker families consistent with the County's General Plan Policies.	Continuing. The County has partnered with Self-Help Enterprises to develop Single- and multi-family units in Biola. The County submitted a successful $1,000,000 grant application for Farmworkers Housing Grant funds from the State. The funds are being used to assist farmworker households in unincorporated Fresno County.
H-F.C	The County will continue to seek unique partnership opportunities with other agencies, such as the National Farm Worker Services Center (NFWSC), the Rural Communities Assistance Corporation (RCAC) and State HCD, to develop farmworker housing in the County. The County will seek out these new partnership opportunities through its collaborative efforts in coordinating meetings between housing agencies, in order to provide the most coordinated means of providing farmworker housing.	Initiate partnerships: by January 2003. Ongoing: coordination and consideration of partnership opportunities particularly as funding becomes available.	**Ongoing** -- The Community Development Division continues to seek such partnerships -- currently are working with Central Valley Coalition for Affordable Housing (CVCAH) on multi-family affordable housing project in Clovis and with Self-Help Enterprises (SHE) on multi-family affordable housing projects in Biola and Del Rey.	The County is providing $954,000 of HOME loan funds to assist CVCAH with the development of a 76-unit multi-family complex in Clovis, $700,000 of HOME funds to assist SHE with the development of a 48-unit multi-family complex in Del Rey, and $1,004,000 of HOME loan funds to assist HAC with the development of 81 senior units in Kerman.

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-F.D	The County shall establish a collaboration of agencies, such as the NFWSC, RCAC and the Fresno Housing Authorities to convene regularly, in order to develop a combined and well-structured effort to seek funding for the construction and/or rehabilitation of farmworker housing.	January 2003 (Initiate contacts with interest agencies)	Member of Rural Communities Collaborative of Fresno County Steering Comittee. Member of the Fresno Housing Resource Center.	Both of the groups bring resources together in order to provide affordable housing across Fresno County.
H-G.A	The County shall continue to promote the rehabilitation of substandard housing stock through the Affordable Housing Programs funded by federal and State grant funds and administered by the County. Improve the publicity and outreach effort to ensure program information reaches a maximum number of eligible residents.	Ongoing	**Ongoing** -- The Community Development Division continues to promote housing rehabilitation through its successful Housing Assistance Rehabilitation Program. During the previous program year, $1.6 million in federal and State grant funds were expended on loans that assisted 18 low- and moderate-income homeowner families to rehabilitate their homes. Flyers are distributed to market the program, and housing rehabilitation specialists and loan staff meet regularly with community groups, lenders and real estate organizations to promote the program.	During the previous program year $1.6 million in federal and State grant funds were expended on loans that assisted 18 low- and moderate-income homeowner families to rehabilitate their homes.
H-G.B	The County shall promote the rehabilitation of rental housing units through the County's Affordable Housing Programs currently funded by the federal HOME Investment Partnerships and CDBG Programs.	Ongoing	**Ongoing** -- The Community Development Division continues to market its Rental Rehabilitation Program as part of its Affordable Housing Programs, to community groups and real estate/apartment organizations. Also continue to work with federal agencies to emphasize importance of streamlining federal regulations for rental rehabilitation grant programs to make them more attractive to owners of rental housing.	This program is on going. The program is marketed to area landlords and apartment management groups. Marketing is through flyers and meetings with housing industry representatives.

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-G.D	The County shall increase community outreach efforts to improve citizen awareness of rehabilitation assistance programs.	New marketing materials and partnering with other housing agencies to market collaboratively: April 2003	**Ongoing** – The Community Development Division has continued to increase community outreach efforts to improve citizen awareness of housing rehabilitation programs. Housing Rehabilitation Specialists accompany Community Development Grant representatives to community meetings throughout the County, and staff participates regularly in housing activities. Photo boards of housing activities have been assembled which dramatically illustrate program results.	Continue to increase outreach efforts. Participate in community meetings and housing activities. Modifying our flyers materials and doing mass mail-outs to target areas. The County has also begun the Home Link newsletter to serve western Fresno County with information about housing units available and other resources to improve the quality of life in the region.
H-H.A	The County shall increase access to homeownership, and promote homeownership opportunities by continuing allocation of available grant funds such as federal HOME Investment Partnership Program funds to the County's Down Payment Assistance Program to assist eligible lower income households.	Ongoing	**Ongoing** – The Community Development Division continues to implement the County's Down Payment Assistance Program to assist lower income families purchase a home. Over $300,000 was expended during the previous program year in down payment assistance loans to help 23 families purchase a home. Additionally, the County applied for and received CalHome funds from the State, which are providing an additional $900,000 to augment federal HOME funds used for this program. The County has also joined and supports with in-kind assistance the Fresno Housing Resource Center.	Expended $314,837 in DAP during the previous program year to help 17 families. Using CalHome funds to augment federal HOME Funds. The County is also a member of the Fresno Housing Resource Center which provides assistance for families to purchase their first home.

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-H.B	The County will continue to provide fair housing services by contracting with a service provider (currently the Fair Housing Council of Central California). Fair housing services will include: workshops for community groups that work with protected classes; training for housing providers; intakes, investigation and education concerning housing discrimination in rentals and sales; counseling and referrals for victims of housing discrimination; and coordination of other fair housing activities. The County will continue to focus fair housing outreach and education services to the rural areas including residents of the unincorporated communities of Fresno County. The County's fair housing activities are conducted and evaluated on a monthly basis, with approximately 24 workshops held each year in locations throughout Fresno County. The County evaluates its fair housing activities monthly through reports from its service provider, and directs the types and locations of the activities to ensure they are comprehensively provided throughout the County and to a variety of types of interest groups and individuals. This is necessary in order for the County to ensure and verify services are outreached to everyone in all segments of the community.	Ongoing with monthly review	**Ongoing** -- The Community Development Division continues to work closely with the Fair Housing Council of Central California to provide fair housing services, including outreach, education and complaint investigation and referral. During the previous program year, the Fair Housing Council provided six Fair Housing Education and Training workshops to housing industry representatives from lending and banking, real estate brokerages, and landlord/property managers. In addition, 18 separate Fair Housing and Education workshops were conducted for social service and advocacy agencies that work with "protected class" clients. These workshops were held throughout the County, including Biola, Clovis, Kerman, Kingsburg, Lanare, Reedley, Riverdale, and Sanger. The County also hosted the 9th Annual Fair Housing Conference in April 2005, and has received accolades from HUD on its Fair Housing program.	Renewed Fair Housing contract. During 2004-2005 provided six workshops to industry representatives. The County also was a participant and a sponsor of the 9th annual Fair Housing conference in 2005.
H-H.C	The County shall monitor the supply and costs of existing rental and ownership housing.	Annually	Initiated in the annual report with 'fair market rent data and housing affordability data under the section on indicators.	Monitoring rental prices for housing funded through the Affordable Housing Program by requiring annual rent verification from owners. Monitoring Affordable Housing units constructed through AHP and its partners.
H-H.E	The County shall support the provision of rental assistance, and publicize rental assistance programs such as Section 8 and other available rental programs.	Ongoing	**Ongoing** -- The Community Development Division continues to support and encourage the rental assistance programs such as Housing Choice Vouchers (formerly Section 8) implemented by the Housing Authority, and provides support to the Housing Authority for grant funding opportunities to continue these important programs.	The County continues to support the Housing Authorities programs and efforts to support affordable housing. Annually, the County reviews and certifies the Housing Authority's five-year and annual plans for consistency with the County's five year Consolidated Plan.

General Plan Housing Element: Implementation Programs

July 1, 2004 – June 30, 2005

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-J.A	The County shall continue to incorporate conservation measures in its housing rehabilitation programs.	Ongoing	**Ongoing** -- All housing rehabilitation/reconstruction activities carried out by the Community Development Division are consistent with current codes and energy standards.	Same
H-J.E	The County shall support energy conservation programs for low-income households including referral to programs.	Ongoing	**Ongoing** – The Community Development Division encourages its low and moderate income housing rehabilitation participants to participate in energy conservation programs through PG&E.	The County continues to promote energy conservation programs, such as PG&E programs by informing affordable housing participants at the time of initial housing inspections.

Summary of Governmental Constraints

In Fresno County, there is more than an adequate supply of designated developable sites to accommodate housing needs over the next five years. Local policies and regulations play a legitimate role in protecting the public's health, safety, and welfare. However, the County must monitor these regulations to ensure there are no unnecessary restrictions on the operation of the housing market. The County must be vigilant in ensuring that no regulation is excessive and identifying where steps can be taken to remove or minimize obstacles to residential development.

While the regulations and fees that accompany residential development may serve to increase the cost of housing, these regulations and fees are needed to protect the existing residents and land use from the potential negative impacts and costs of new development. In the case of Fresno County, there is substantial vacant land available and a variety of densities are accommodated by the existing Zoning Districts. The County's regulations do not pose any unnecessary constraints to the production of affordable housing.

Fresno County's zoning regulations, development procedures, standards and fees do not unduly constrain housing maintenance, improvement or development, nor do they adversely affect housing affordability. However, at its hearing to update fees for 100 percent cost recovery in Spring, 2002 the Board of Supervisors delayed adoption of full cost recovery fees and established a Green Ribbon Best Practices Committee of staff and building industry representatives to study the proposed fees and assist with a more detailed review of development processes and the associated cost of the existing or improved process. The committee will also review best practices of the industry or other jurisdictions and provide its findings to the Board of Supervisors. This committee work will provide a more detailed review of governmental constraints related to the planning and permitting processes and propose improvements.